



ORDINANCE NO. 10-11-18.7B6

ADOPTION OF AN OFFICIAL ZONING MAP PURSUANT TO THE SANDOVAL COUNTY COMPREHENSIVE ZONING ORDINANCE

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SANDOVAL COUNTY THAT THE PROPERTY HEREIN DESCRIBED IS HEREBY ZONED SU (SPECIAL USE) FOR A SHOPPING CENTER. THE TOWN OF BERNALILLO/SANDOVAL COUNTY EXTRATERRITORIAL ZONING ORDINANCE IS REPEALED WITH REGARD TO THE PROPERTY HEREIN DESCRIBED.

SUBJECT PROPERTY: TRACTS 5A-1A, 5A-1B, 5A-1C, 5A-1D, 5A-1E, & 5A-2, PLACITAS HOMESTEADS, ON SHOWN ON THE PLATS THEREOF FILED IN THE RECORDS OF THE SANDOVAL COUNTY CLERK.

- A. THE FOLLOWING USES ARE ALLOWED ON THE ABOVE REFERENCED PROPERTIES:
1. Clinic.
 2. Communications tower only upon review and approval of a Conditional Use permit by the Planning & Zoning Commission as provided in Section 17 of the Comprehensive Zoning Ordinance. Such a tower would also have to meet the requirements of Sandoval County Ordinance #03-10-16.11A.
 3. Institutional Uses, including:
 - a. Church or other place of worship, including incidental place of worship, including incidental recreational and educational facilities.
 - b. Club or community center.
 - c. Museum.
 - d. Schools.
 - e. Offices
 4. Office machines and equipment sales and repair
 5. Retail sales of the following goods, plus incidental retailing of related goods and incidental service or repair:
 - a. Alcoholic drink.
 - b. Art and crafts objects, supplies, plus their creation.
 - c. Auto parts and supplies.
 - d. Books, magazines, newspapers, and stationery, but not an adult bookstore.

- e. Christmas trees, including outdoor sales, provided the use is limited to 45 days in one calendar year.
 - f. Clothing, shoes, dry goods.
 - g. Cosmetics, notions, hobby supplies.
 - h. Drugs, medical supplies.
 - i. Flowers and plants, including minor and incidental outdoor sales.
 - j. Food and drink for consumption on and off the premises.
 - k. Furniture, household furnishings, and appliances.
 - l. Gasoline, oil, and liquefied petroleum gas, including outdoor sales.
 - m. Hardware, building materials.
 - n. Health gymnasiums.
 - o. Jewelry, plus its creation.
 - p. Musical instruments and supplies.
 - q. Pets and pet supplies, provided that dogs and cats shall not be sold. Adoption events held by a rescue group that is a non-profit corporation recognized as such by the Internal Revenue Service are exempt from this limitation.
 - r. Photographic equipment.
 - s. Sporting goods.
6. Service Uses, including the following:
- a. Automobile, bicycle, and moped repair, but no body work. Repair work shall be done within a completely enclosed building at least 100 feet from any residential zone.
 - b. Banking, money lending, including pawn drive-in facilities permitted on the condition that the vehicle movement plan is approved by the County Engineer.
 - c. Barber, beauty shops.
 - d. Car Washing.
 - e. Day care center.
 - f. Dry cleaning, laundry, clothes pressing, provided that:
 - (1) Only nonflammable or noncombustible materials are used in the cleaning process.

- (2) The number of persons employed in the establishment is limited to three, including pressers, office, clerical, or delivery personnel.
- (3) That portion of the structure in which any cleaning process is done is at least 100 feet from any residential zone.

- g. Games, electronic and pinball, provided that such are located within a completely enclosed building.
- h. Instruction in music, dance, fine arts, crafts, modeling; training of dogs that are not boarded on the premises.
- i. Interior decorating.
- j. Medical or dental laboratory.
- k. Pet grooming, pet boarding, provided that such are conducted within a completely enclosed building.
- l. Photography, photocopy, except an adult photo studio.
- m. Rental shops.
- n. Shoe repair.
- o. Tailoring, dressmaking.
- p. Taxidermy.
- q. Veterinary clinic.

B. DEVELOPMENT ON THE SITE IS SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. Future development on the properties in question shall be in accordance with a Site Development Plan approved for such by the Planning & Zoning Commission.
- 2. No building shall exceed thirty (30) feet in height.
- 3. Outdoor light fixtures installed after the effective date of this Ordinance shall comply with the following:
 - a. Fixtures shall be shielded such that light rays emitted by the fixture are projected at 45 degrees from a point on the fixture where light is emitted.
 - b. Where used for security purposes, or to illuminate walkways, equipment yards and parking lots, only shielded outdoor light fixtures shall be utilized.
 - c. Fixtures shall be required to have all light focused downward.

P & Z's
Review
Required

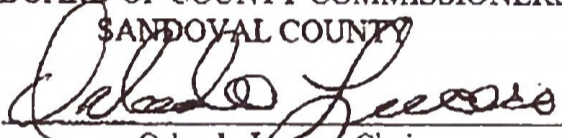
- d. Exterior lighting shall be shielded in such a manner so that it does not shine onto any adjoining residential properties.
- e. Any illuminated on-premise advertising sign shall be turned off between 11:00 P.M. and sunrise except that on-premise signs may remain illuminated while a business is open to the public.
- 4. At least ten percent (10%) of any parcel to be developed must be landscaped and maintained in a clean and healthy condition. An automatic watering system must be installed for all landscaping needing water.
- 5. Loading docks, outside storage areas, and/or mechanical equipment shall be screened from public roadways and abutting residential properties.
- 6. Any proposal for an ultimate development containing more than one hundred thousand (100,000) square feet of floor area shall include a traffic impact analysis of traffic generated by the shopping center as it affects the surrounding roadway system.
- 7. The parking requirements in Section 9 (4) of the Comprehensive Zoning Ordinance shall apply.
- 8. Garbage and waste shall be kept in a covered container and shall be concealed in such a manner so as not to be visible to surrounding properties.

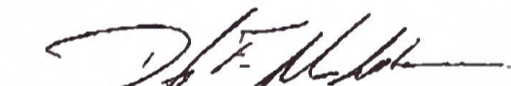
PASSED AND APPROVED THIS 18 DAY OF NOVEMBER, 2010.

ATTEST:

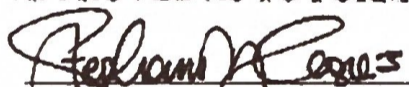
BOARD OF COUNTY COMMISSIONERS
SANDOVAL COUNTY

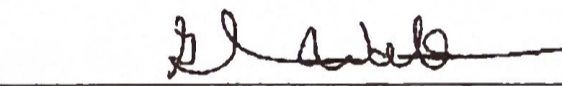

Sally Padilla, County Clerk

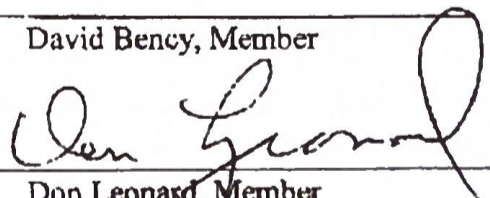

Orlando Lucero, Chairman


Darryl Madalena, Vice Chairman

APPROVED AS TO FORM:


County Attorney


Glenn Walters, Member

David Bency, Member

Don Leonard, Member